



Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 2865 Riverside Drive
Legal Description: Part of Lots 45, 46, Registered Plan 66, Part of Lot 23
Junction Gore, Geographic Township of Gloucester
File No.: D08-01-25/B-00004
Report Date: February 27, 2025
Hearing Date: March 04, 2025
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Outer Urban Transect, Neighbourhood,
Evolving Neighbourhood Overlay
Zoning: R5A [2753] H(24)

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Section 50 of the Planning Act, R.S.O. 1990, Chapter P.13 controls the division of land in Ontario, which does not permit leases that are for a term of 21 years or more without consent of the Committee of Adjustment [Section 50(3)(f)].

The lease provides both the owner and tenant with an appropriate commitment to allow a portion of the property to be used for the proposed seven-storey apartment building offering affordable senior's housing, a permitted and encouraged use on the property.

ADDITIONAL COMMENTS

Planning Forestry

The site is subject to Site Plan Control and tree impacts have been addressed through that process; there are no additional tree impacts related to the requested consent.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with proposed Consent Application, as the property is subject to Site Plan Control.

J. E. Nivethini

Nivethini Jekku Einkaran
Planner I, Development Review All Wards
Planning, Development and Building
Services Department

Erin O'Connell

Erin O'Connell
Planner III, Development Review All Wards
Planning, Development and Building
Services Department

110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

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